127.0	0002	0015.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,124,100	/	1,124,100
USE VALUE:	1,124,100	/	1,124,100
ASSESSED:	1,124,100	/	1,124,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY CAROLE A &
Owner 2:	FINOCHETTI JOHN
Owner 3:	
Street 1:	177 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOLEY CAROLE A -
Owner 2:	-
Street 1:	177 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,828 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Stucco Exterior and 4368 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	8828.000	636,000	8,700	479,400	1,124,100
Total Card	0.203	636,000	8,700	479,400	1,124,100
Total Parcel	0.203	636,000	8,700	479,400	1,124,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 257.35 | /Parcel: 257.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81850
GIS Ref	
GIS Ref	
Insp Date	05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0015.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	636,300	8700	8,828.	479,400	1,124,400	1,124,400	Year End Roll	12/18/2019
2019	105	FV	495,000	8700	8,828.	479,400	983,100	983,100	Year End Roll	1/3/2019
2018	105	FV	495,000	8700	8,828.	424,600	928,300	928,300	Year End Roll	12/20/2017
2017	105	FV	464,200	8700	8,828.	356,100	829,000	829,000	Year End Roll	1/3/2017
2016	105	FV	464,200	8700	8,828.	356,100	829,000	829,000	Year End	1/4/2016
2015	105	FV	413,700	8700	8,828.	308,200	730,600	730,600	Year End Roll	12/11/2014
2014	105	FV	413,700	8700	8,828.	297,900	720,300	720,300	Year End Roll	12/16/2013
2013	105	FV	430,400	8700	8,828.	283,500	722,600	722,600		12/13/2012

!9840!

PRINT

Date	Time
12/11/20	00:14:52

LAST REV

Date	Time
06/08/18	08:35:36
ekelly	
9840	

USER DEFINED

Prior Id # 1:	81850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY CAROLE A,	66478-298		12/4/2015	Convenience	1	No	No		
FINOCHETTI HENR	23877-113		11/8/1993	Family	1	No	No		John Henry Finochetti d.o.d. 10/31/1998. Virg

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2001	766	Alterati	6,000	C				NEW STEPS/WALL/WAL

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Meas/Inspect	345	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		8828		Sq. Ft.	Site		0	70.	0.78	8									479,389						479,400	

Total AC/HA: 0.20266 | Total SF/SM: 8828 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 479,389 | Spl Credit | Total: 479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	SAND		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.89038455
Const Adj.:	0.96578085
Adj $ / SQ:	146.186
Other Features:	150500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	864096
Depreciation:	228121
Depreciated Total:	635975

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	9	Baths:	3	HB	

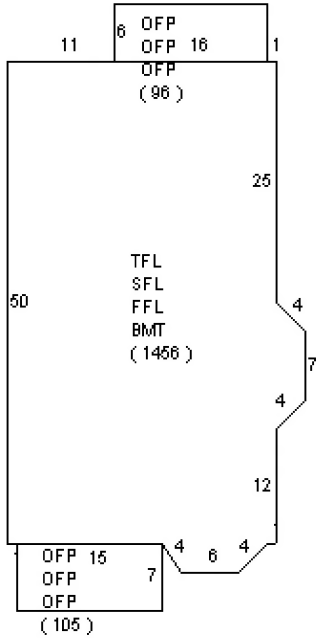
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	3	1
Totals			
3	18	9	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.19
Special Features:	0	Val/Su Net:	98.96
Final Total:	636000	Val/Su SzAd	145.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,456	43.860	63,854
FFL	First Floor	1,456	146.190	212,847
SFL	Second Floor	1,456	146.190	212,847
TFL	Third Floor	1,456	146.190	212,847
OFP	Open Porch	603	18.580	11,203

Net Sketched Area:	6,427			Total:	713,596
Size Ad	4368	Gross Are	6427	FinArea	4368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0015.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X40	A	AV	1930	18.13	T	40	105			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700